



smarthomes



- A Stunning & Unique Detached Development
- Garden With Countryside Views & Private Sunken Terrace
- Four Bedrooms
- Living Spaces Embracing Light & Freedom

## Lake Drive, Tidbury Green, Solihull, B90 1PY

Uniquely designed with light and a sense of freedom at the heart of the development benefitting from countryside views, private sunken garden and open plan living comprising superb stylish kitchen family room with floor to ceiling glazing, living room, four bedrooms, master en-suite & dressing room, luxury family bathroom, guest WC, mezzanine study/playroom, utility, detached garage and off road parking



## Property Description

Tidbury Green is a delightful rural village close to Solihull with its good stores and facilities, as well as the renowned Earlswood Lakes, a haven for sailing, fishing or walking.

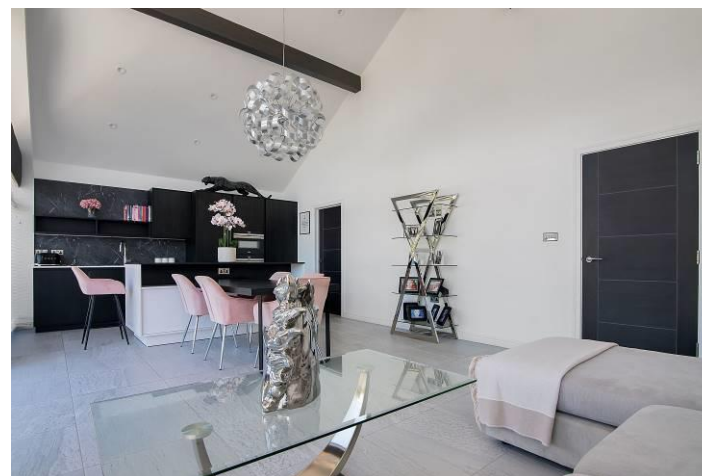
In addition, Shirley is only three miles away and passenger rail services are available at Whitlocks End (0.4 miles away), Earlswood and Wythall Railway Stations (0.6 miles away) with direct routes to Birmingham City Centre and Stratford-Upon-Avon.

The Midlands motorway networks are all within easy driving distance. Good local shops and amenities are available at Dickens Heath Village with Solihull Town Centre just 5.5 miles away.

Dickens Heath 1 mile, Earlswood Lakes 1.9 miles, Solihull 5.5 miles, Birmingham 9.6 miles, Coventry 18.6 miles, Stratford Upon Avon 24 miles (all distances approximate).

A brand new home uniquely designed with light and a sense of freedom in mind whilst still enjoying all the benefits of conventional properties. The property also offers a generous garden with unbroken views over rolling countryside and a sunken private garden

The basement, produced by Glatthaar are





engineered in Germany and are manufactured using precision engineering in modern high-tech production facilities. Glatthaar have won numerous awards certifying the high level of Glatthaar products.

A stone chipped driveway provides access to the detached garage and access to the property is gained via a security door with double glazed windows to either side leading through to

### **Entrance Hall**

With LED down lights, feature tiled flooring with under-floor heating and doors leading off to

### **Guest WC**

With Duravit white suite comprising wall mounted wash hand basin with vanity drawer and WC, LED down lights, feature tiled flooring, tiled splashbacks and Xpelair extractor

### **South Facing Living Room**

Having feature floor to ceiling double glazed windows providing marvellous views over open fields and garden, bi-fold doors, separate French doors, LED down lights, feature vaulted ceiling and paddle staircase to mezzanine study/play area

### **Mezzanine Study/Playroom**

10' 2" x 8' 8" (3.1m x 2.64m) With double glazed Velux windows, large storage cupboard and LED down lights

### **Stunning Kitchen Family Room**

26' 0" x 14' 6" (7.92m x 4.42m) Having fantastic floor to ceiling double glazed windows with central bi-fold doors to front garden, LED down lights and feature tiled flooring. The kitchen is fitted with an extensive range of base, wall and drawer units with work surfaces, sink and drainer unit with Quooker hot tap, integrated appliances including full fridge and dishwasher, centre island with induction hob, Siemens built in oven and combination oven and door to utility room

### **Utility Room**

9' 4" x 8' 10" (2.84m x 2.69m) With space and plumbing for washing machine, space for tumble dryer, Worcester Bosch central heating boiler, double glazed window to side, work surface with bowl basin, fitted units, LED down lights and feature tiled flooring

### **Lower Landing**

Being access via the hallway with feature staircase, LED down lights, mains smoke alarm, under-floor heating and doors off to

### **Bedroom One**

12' 8" x 11' 4" (3.86m x 3.45m) With LED down

lights, under-floor heating, double glazed window and door leading out to lower garden terrace and door leading into

### **Dressing Room**

9' 0" x 5' 7" (2.74m x 1.7m) With LED down lights, wardrobe space either side and door leading into

### **Luxury En-Suite Shower Room**

8' 3" x 6' 4" (2.51m x 1.93m) Having his and hers wash basins with fitted vanity unit beneath, wall mounted WC, large walk-in shower with Hansgrohe thermostatic shower and separate handheld attachment, feature tiled flooring, tiled splashbacks and chrome ladder style heated towel rail

### **Bedroom Two**

14' 2" x 12' 6" (4.32m x 3.81m) With double glazed window and door leading to paved terrace, LED down lights, under-floor heating and space for wardrobe

### **Bedroom Three**

12' 7" x 11' 0" max (3.84m x 3.35m) With double glazed window and door to outer patio area, LED down lights, under-floor heating and wardrobe space

### **Bedroom Four**

12' 7" x 12' 1" max (3.84m x 3.68m) With double

glazed window and door to lower garden area, LED down lights and under-floor heating

### **Luxury Family Bathroom**

9' 1" x 7' 8" (2.77m x 2.34m) With Duravit white suite comprising wall mounted WC, wash hand basin with vanity unit, double ended bath with Hansgrohe mixer tap, shower cubicle with Hansgrohe thermostatic rain-head shower and handheld attachment, feature tiled flooring, tiled splashbacks, full length mirror, extractor and chrome ladder style heated towel rail

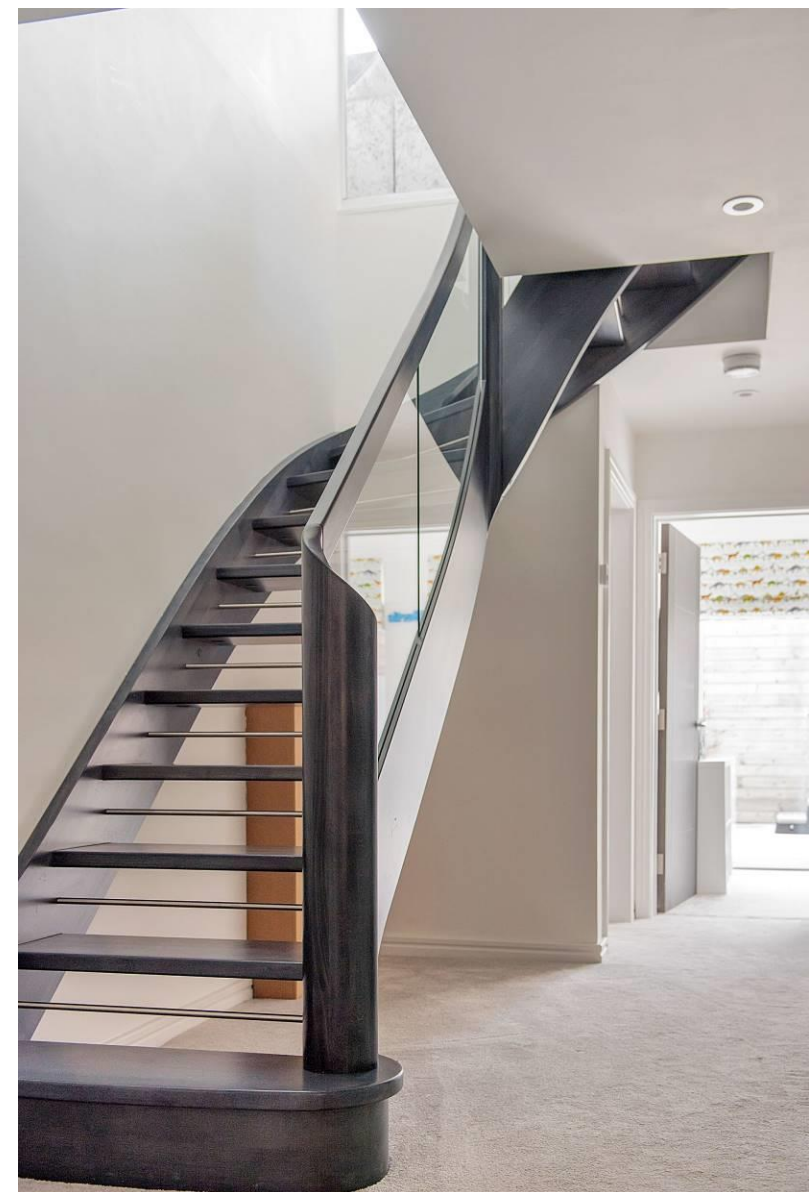
### **Detached Garage**

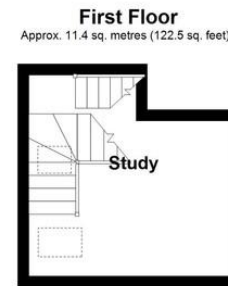
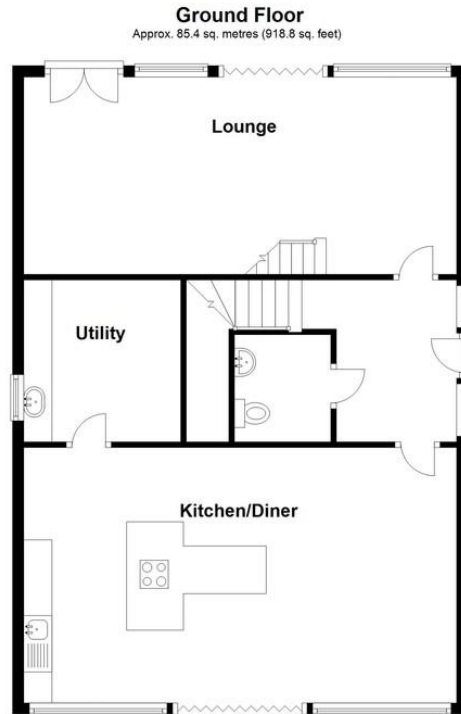
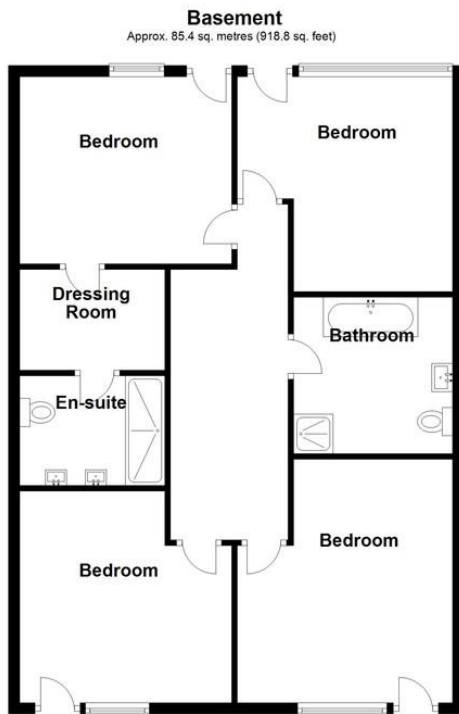
Having lights, power points, remote control roller shutter door and double glazed door leading to the rear garden

### **Rear Garden**

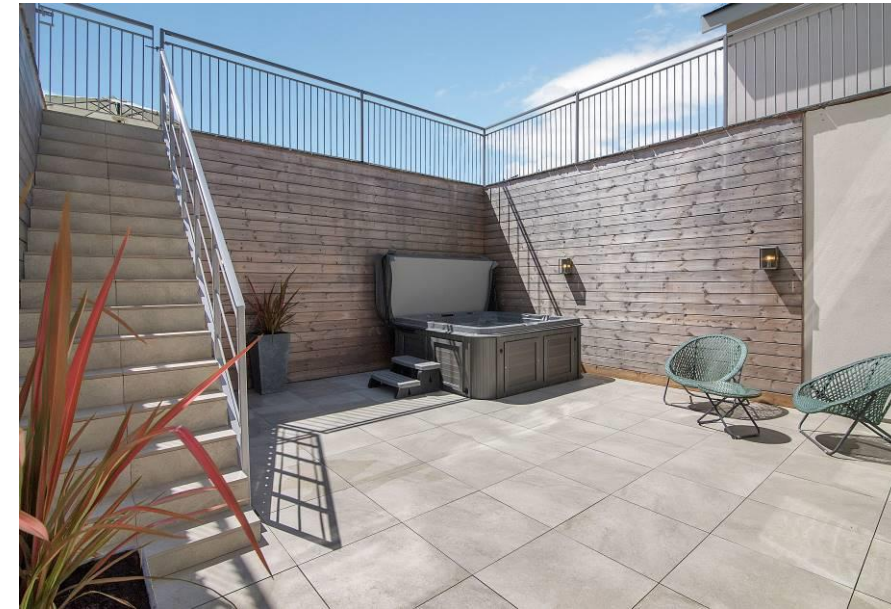
Having a gated side passage, fenced boundaries, delighted views over open fields, external lighting, cold water tap, power points and stairs down to a private sunken terrace being paved.

**Tenure** We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.





Total area: approx. 182.1 sq. metres (1960.2 sq. feet)



316 Stratford Road, Shirley,  
Solihull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements